



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mhenry@mhepc.com

Writer's e-mail address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RAKOWIECKI MAJOR SUBDIVISION
PROJECT LOCATION: OFF ASHLEY /RIDGEVIEW RD./FINLEY DR.
(BEAVER DAM LAKE AREA)
SECTION 57 – BLOCK 1 – LOT 88.21
PROJECT NUMBER: 01-26
DATE: 30 NOVEMBER 2005
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 34.4+/- ACRE
PARCEL INTO THIRTY-SIX (36) SINGLE-FAMILY RESIDENTIAL LOTS.
THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 MARCH 2001,
11 JUNE 2003, 22 SEPTEMBER 2004, 9 MARCH 2005, 22 JUNE 2005 and
27 JULY 2005 PLANNING BOARD MEETINGS.

1. The property is located in the R-3 Zoning District of the Town. The application is “grand-fathered” and is subject to the former zoning bulk tables. The application was before the Board for a public hearing at the 22 June 2005 meeting. The Board closed the public hearing at that meeting. Preliminary approval was granted on 27 July 2005.
2. The applicant is currently preparing sewer plans for Town approval and submission to the NYSDEC. As well, sewer district extension and allocation approvals are required, as well as OCDOH approval.
3. I recommend the Board grant an extension of Preliminary Approval thru the date of expiration of the grandfathering zoning per the Board’s previous resolution (10/3/06).

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-26-30Nov05.doc

REGIONAL OFFICES

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •